

# Whitakers

Estate Agents



## 13 Redfern Close, Hull, HU3 2RB

**£105,000**

**\*\* NO ONWARD CHAIN \*\***

Introducing this end-terrace style property which would make an ideal home for a growing family seeking the convenience of living in close proximity to the Hull city center, along with highly accessible transport links - most notably the A63 and Clive Sullivan Way.

Externally to the front aspect, the property overlooks a well-maintained communal green, and benefits from having its own private garden.

Internally, the layout briefly comprises : entrance lobby that incorporates a cloakroom, fitted kitchen, and rear lobby leading to the lounge. The first floor boasts two double bedrooms, a good third bedroom, and a bathroom.

The enclosed rear garden is mainly laid to lawn with decorative borders. A path leads to a gate in the boundary fencing that opens to the rear ten-foot, and garage that can house a vehicle.

The accommodation comprises

#### Front external

Externally to the front aspect, the property overlooks a well-maintained communal green, and benefits from having its own private garden.

#### Ground floor

##### Entrance lobby

UPVC double glazed door and windows, under stairs storage cupboard, and tile effect laminate flooring. Leading to :

##### Cloakroom

UPVC double glazed window, central heating radiator, tile effect laminate flooring, and furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen 14'11" x 8'8" (4.57 x 2.66)



Two UPVC double glazed windows, central heating radiator, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, integrated washing machine, and oven with hob and extractor hood above.

##### Rear lobby

UPVC double glazed door and window, built-in storage cupboard, and carpeted flooring.

Lounge 14'11" x 14'4" maximum (4.57 x 4.39 maximum )



UPVC double glazed window, central heating radiator, and tile effect laminate flooring.

#### First floor

##### Landing

UPVC double glazed window, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 15'0" x 11'3" (4.59 x 3.45 )



UPVC double glazed window, central heating radiator, and Lino flooring.

Bedroom two 11'9" x 8'3" (3.60 x 2.53 )



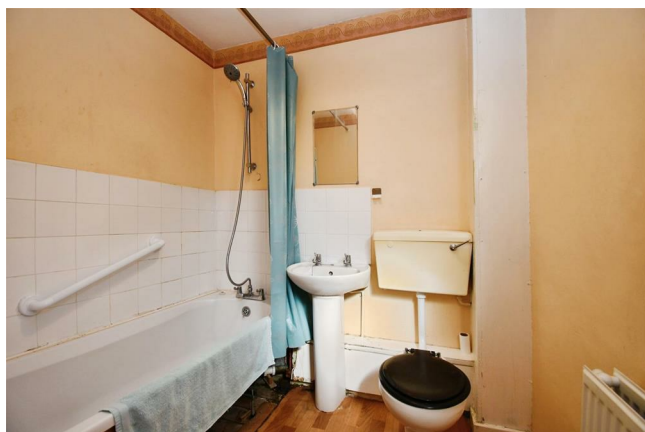
UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring b

Bedroom three 11'10" x 5'5" (3.63 x 1.67 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

Rear external



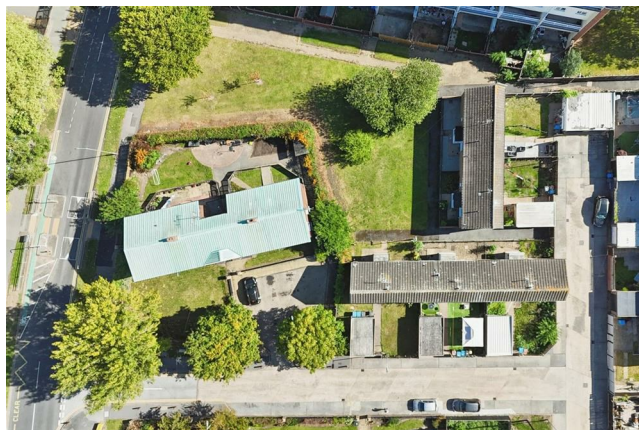
The enclosed rear garden is mainly laid to lawn with decorative borders.

Car parking

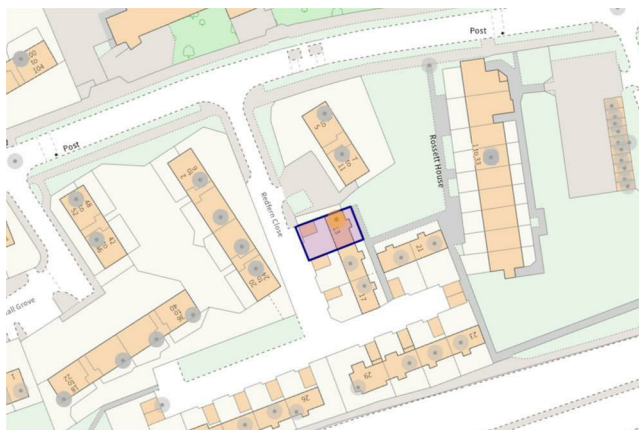


A path leads to a gate in the boundary fencing that opens to the rear ten-foot, and garage that can house a vehicle.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenuresip

Council Tax band

Local Authority - Kingston Upon Hull  
Local authority reference number - 0012013300130A  
Council Tax band - A

EPC rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 11 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

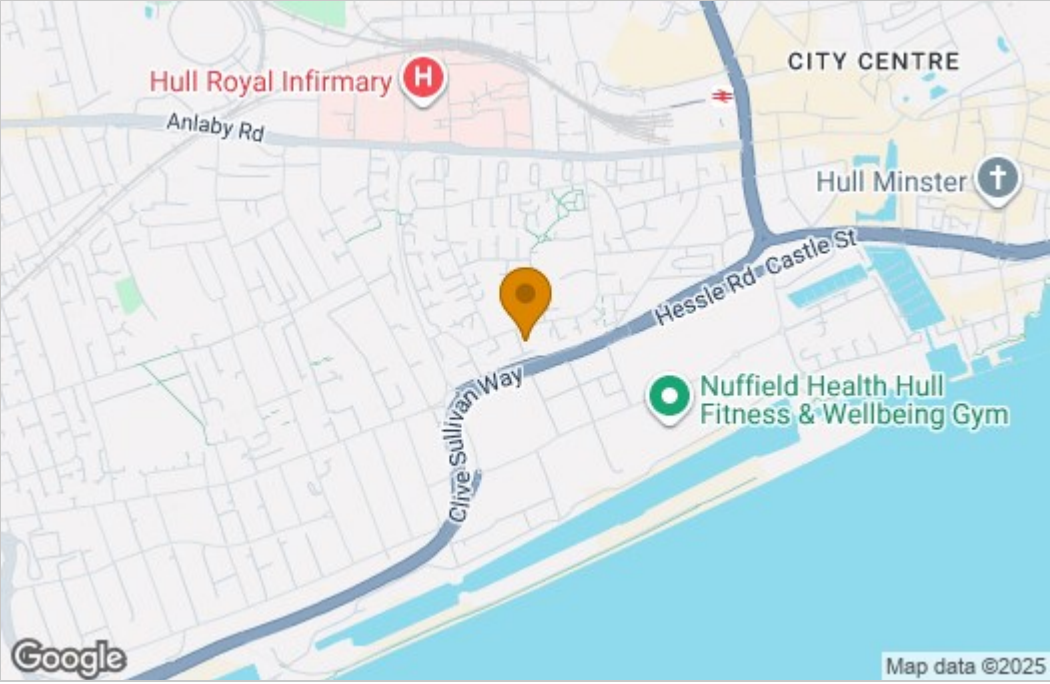
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Floor Plan

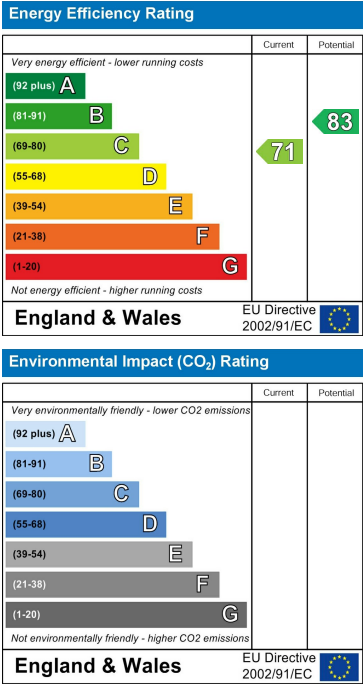


Total area: approx. 85.0 sq. metres (914.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.